



**SITE NORTH WEST OF ROCKSIDE
ISLE OF ISLAY, PA49 7UT**

OFFERS IN THE REGION OF £120,000

Have you ever dreamt of owning a house built just as you want it, well now is the chance. Stewart Balfour and Sutherland are delighted to bring to the market this substantial plot spanning over 3 acres which is located in one of the most beautiful and scenic spots on Islay. With planning permission already in place this is a superb opportunity to stop dreaming and start living.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

SITE NORTH WEST OF ROCKSIDE FARM BRUICHLADDICH

- Superb elevated plot
- Outstanding views
- Beautiful Islay location
- Level plot with power nearby
- Planning permission ready
- Untouched natural beauty



Nestled in the picturesque landscape of Bruichladdich on the Isle of Islay, this superb building plot offers an exceptional opportunity to create your dream home. The land is situated in an elevated position, providing breathtaking views of the surrounding countryside, making it a truly idyllic setting for those seeking tranquillity and natural beauty.

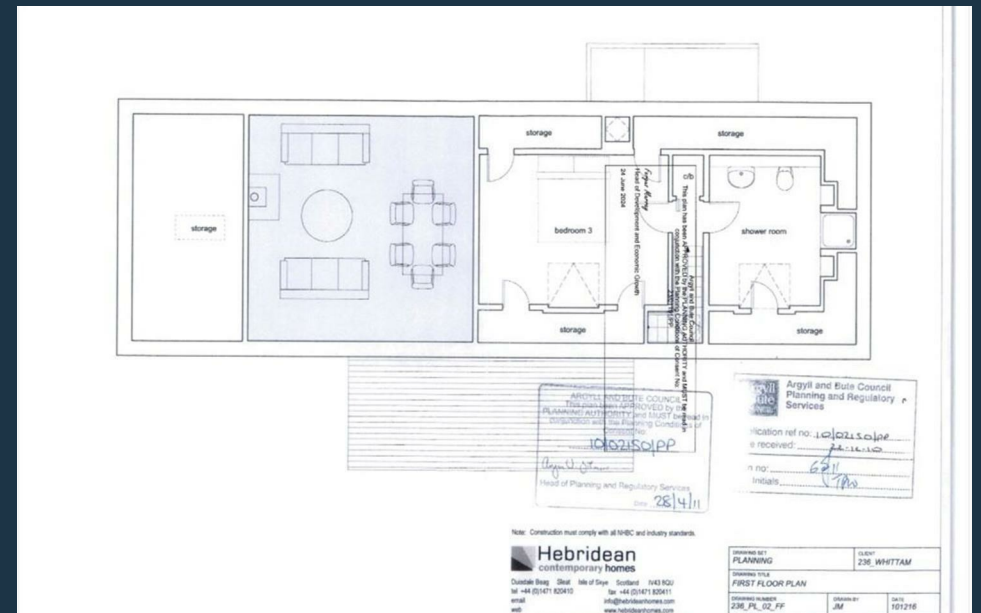
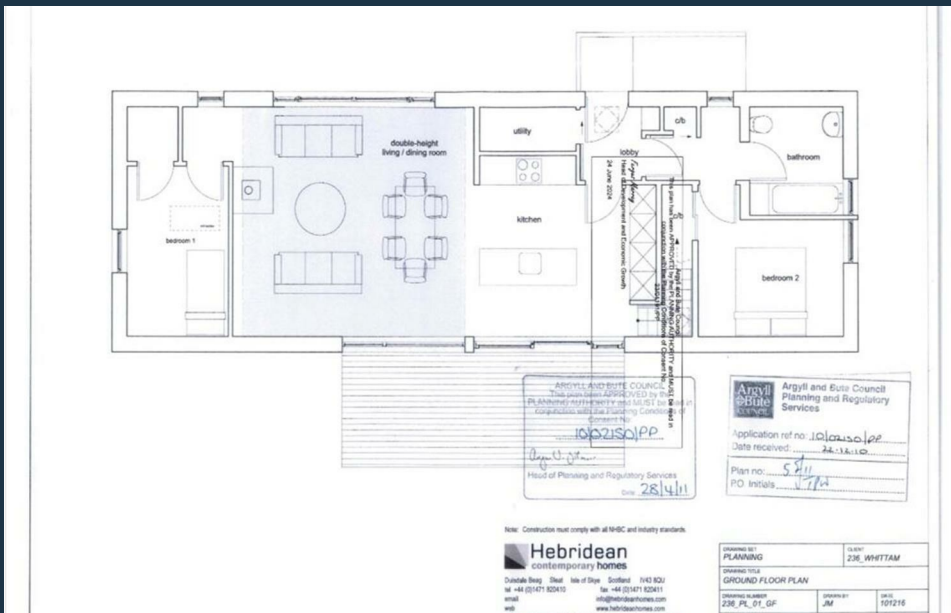
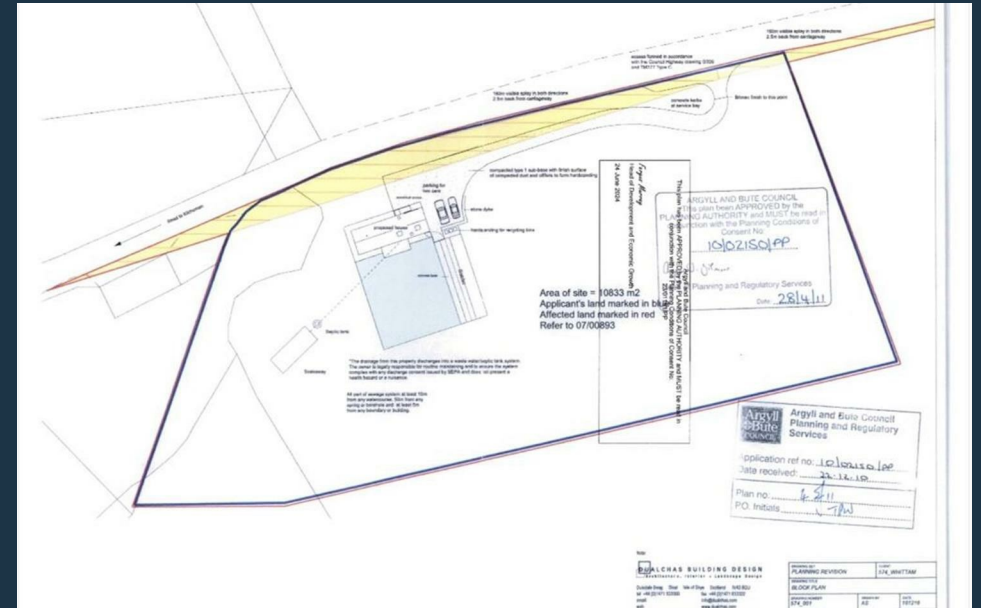
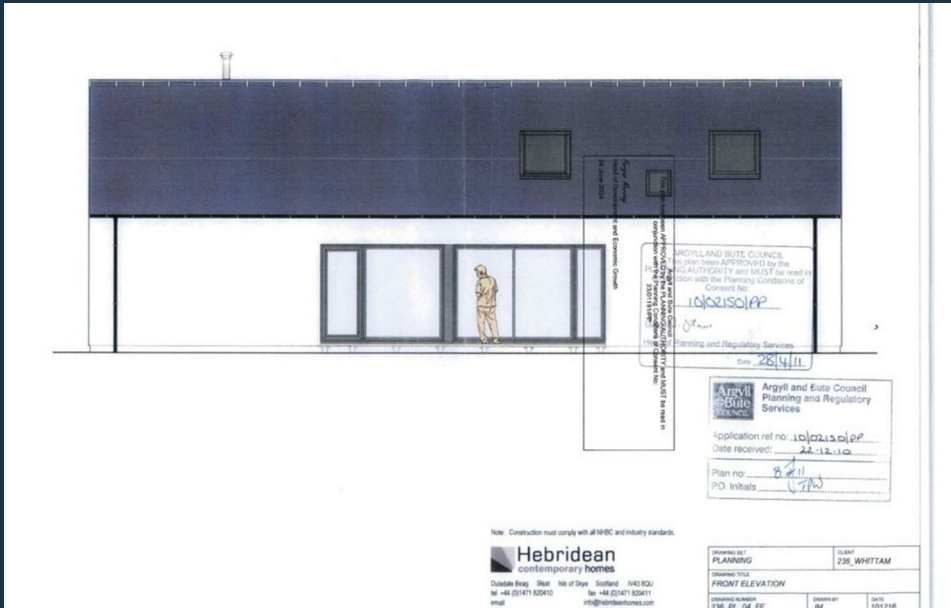
Spanning a generous area, this generally level plot is perfect for designing a residence that harmonises with the stunning environment. The proximity to the vast Machir Bay and its beautiful sand dunes means that you will have easy access to some of Islay's most captivating coastal scenery, ideal for leisurely walks and outdoor activities.

One of the unique features of this property is the small stream that meanders through the land, which could serve as a charming focal point in your garden landscaping, adding to the overall appeal of your future home. With power connections understood to be running through the site the plot is ready for development, allowing you to bring your vision to life with ease.

Importantly, planning permission is already in place, providing you with the confidence to proceed with your building plans without delay. This is a rare opportunity to secure a slice of Islay's untouched beauty, where you can enjoy the serenity of rural living while being close to the coast. Whether you are looking to build a permanent residence or a holiday retreat, this plot offers the perfect canvas to realise your aspirations in one of Scotland's most enchanting locations.

Further details relating to the Planning Application can be found under the Argyll and Bute Planning Portal ref: 23/01191/PP









NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop